



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 40 – Enumclaw Plateau

Last Physical Inspection: 1996 Assessment Roll

Sales - Improved Analysis Summary:

Number of Sales: 224

Range of Sale Dates: 1/97 thru 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$67,600	\$129,000	\$196,600	\$214,800	91.5%	14.20%
1999 Value	\$69,300	\$141,400	\$210,700	\$214,800	98.1%	13.16%
Change	+\$1,700	+\$12,100	+\$14,100	N/A	+6.6%	-1.04%*
%Change	+2.5%	+9.6%	+7.2%	N/A	+7.2%	-7.32%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -1.04 and -7.32% actually indicate an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, multi-building sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$78,200	\$137,800	\$216,000
1999 Value	\$81,700	\$149,500	\$231,200
Percent Change	+4.48%	+8.49%	+7.04%

Number of improved single family home parcels in the population: 3215.

The overall increase for the population is similar to the sales sample since the sales sample mirrored the population quite well.

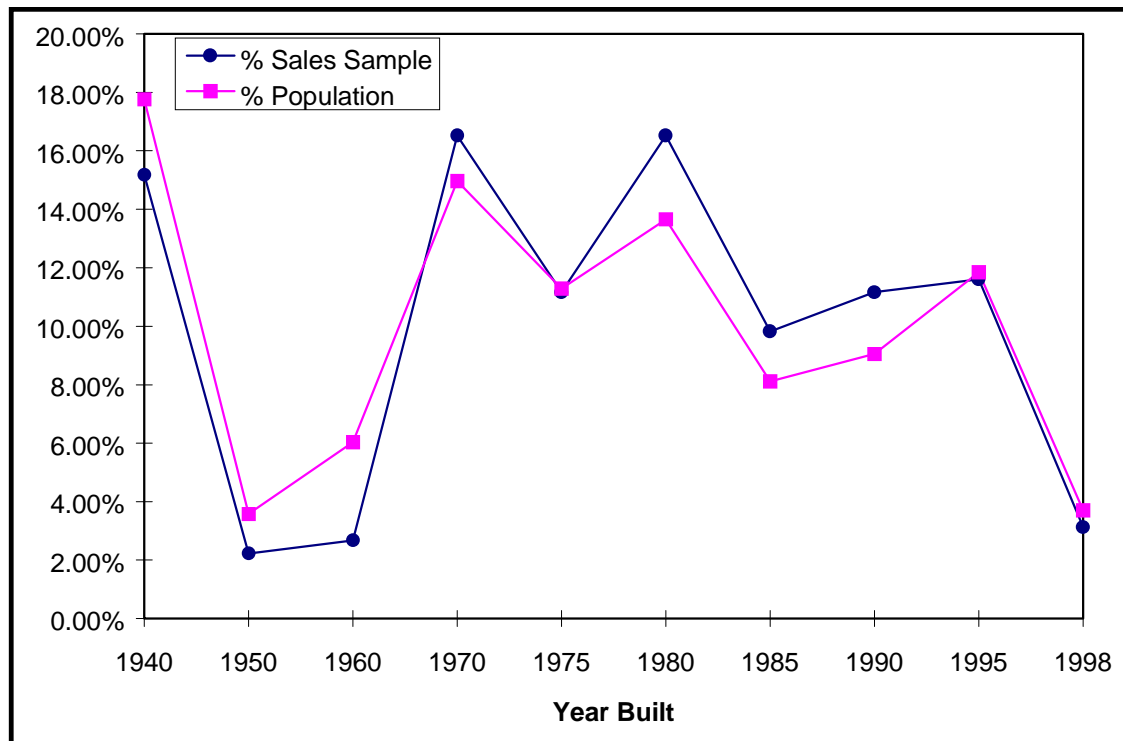
Mobile Home Update: There were insufficient mobile home sales in this area to analyze. Mobile home parcels will be adjusted by the overall percent change of 7.2% as indicated by the residential sales.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics to be used in model development such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis disclosed several characteristic and location based variables to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with a lotsize, greater than two acres or less than five acres, or larger homes with 2,500 square feet of above grade living area or more had a higher than average ratio (assessed value/sales price) than other properties so a downward adjustments was required. Parcels coded with building grade 4, 5 or 6 or homes with 1.5 stories required upward adjustments.

Comparison of Sales Sample and population Data by Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1940	34	15.18%
1950	5	2.23%
1960	6	2.68%
1970	37	16.52%
1975	25	11.16%
1980	37	16.52%
1985	22	9.82%
1990	25	11.16%
1995	26	11.61%
1998	7	3.13%
224		

Population		
Year Built	Frequency	% Population
1940	571	17.76%
1950	115	3.58%
1960	194	6.03%
1970	481	14.96%
1975	363	11.29%
1980	439	13.65%
1985	261	8.12%
1990	291	9.05%
1995	381	11.85%
1998	119	3.70%
3215		

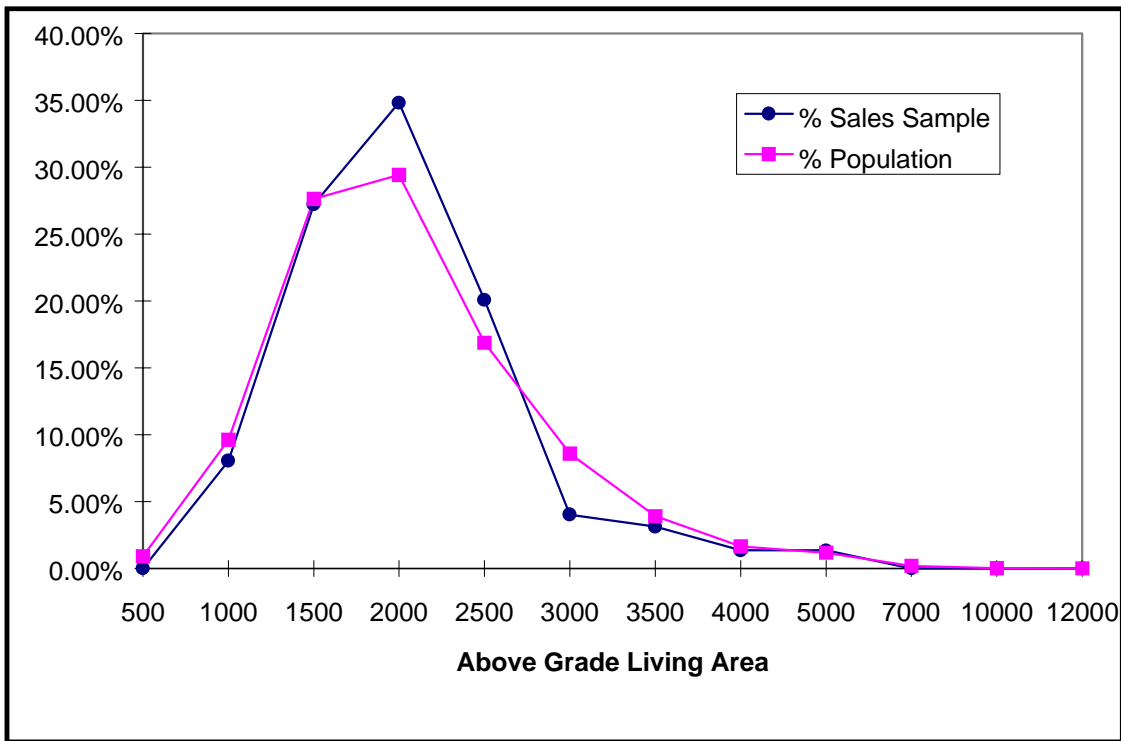


The sales sample adequately represents the population. Older homes, built prior to the 1960s, had a slightly smaller representation in the sales sample than the population.

Comparison of Sales Sample and population Data by Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	18	8.04%
1500	61	27.23%
2000	78	34.82%
2500	45	20.09%
3000	9	4.02%
3500	7	3.13%
4000	3	1.34%
5000	3	1.34%
7000	0	0.00%
10000	0	0.00%
12000	0	0.00%
224		

Population		
Above Gr Living	Frequency	% Population
500	29	0.90%
1000	309	9.61%
1500	888	27.62%
2000	946	29.42%
2500	543	16.89%
3000	276	8.58%
3500	126	3.92%
4000	53	1.65%
5000	38	1.18%
7000	6	0.19%
10000	1	0.03%
12000	0	0.00%
3215		

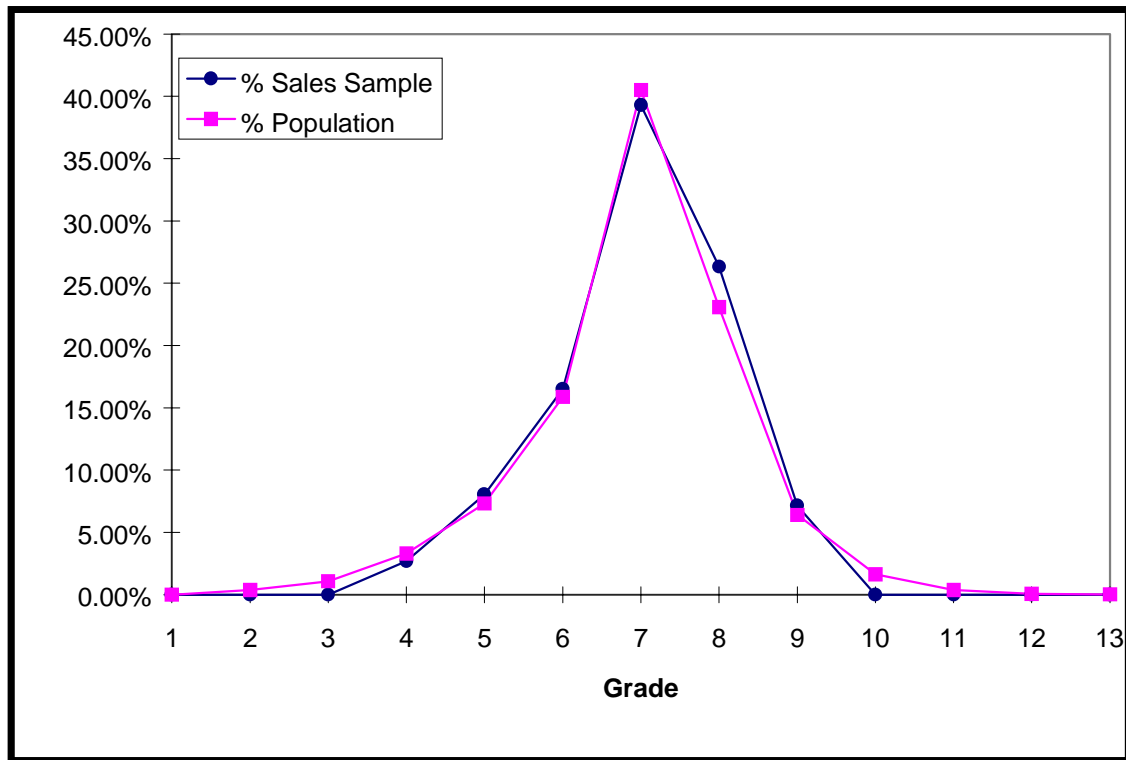


The sales sample adequately represents the population.

Comparison of Sales Sample and Population Data by Grade

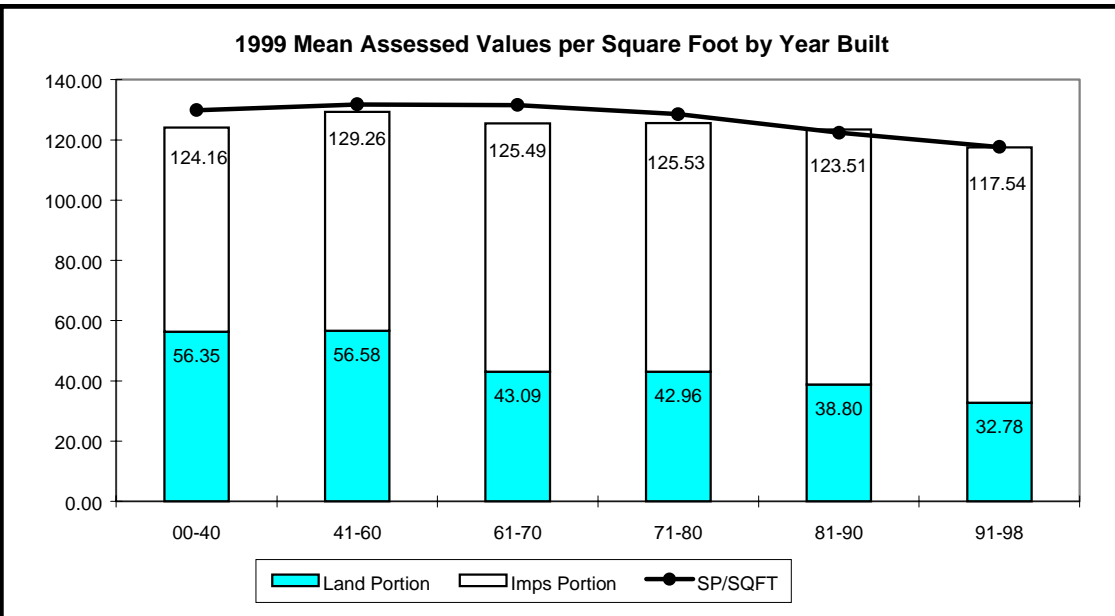
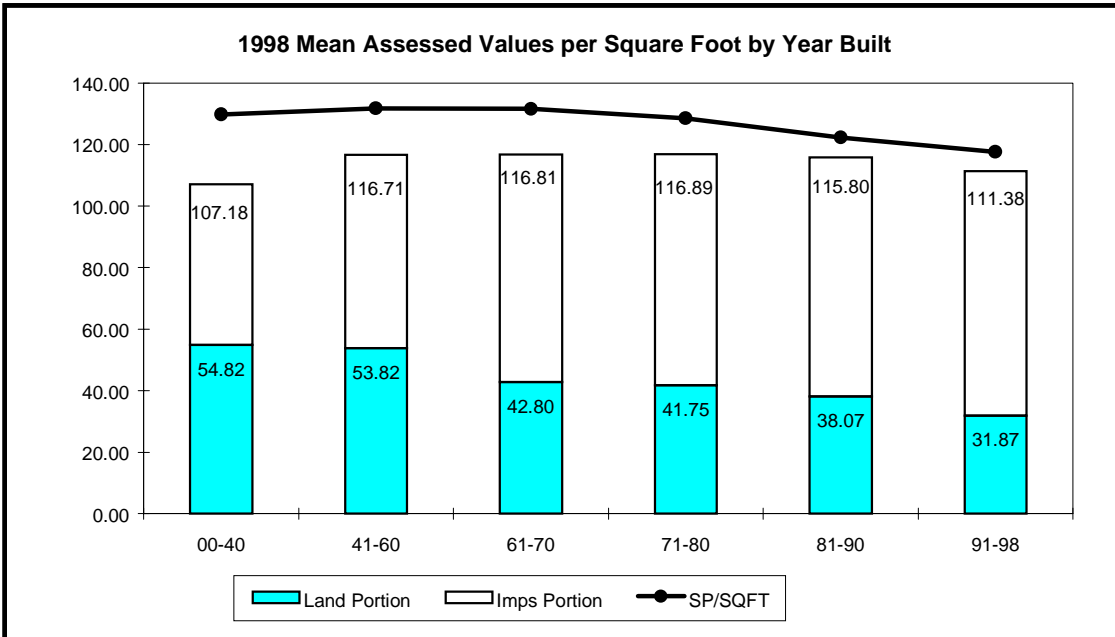
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	2.68%
5	18	8.04%
6	37	16.52%
7	88	39.29%
8	59	26.34%
9	16	7.14%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		224

Grade	Frequency	% Population
1	0	0.00%
2	12	0.37%
3	35	1.09%
4	106	3.30%
5	235	7.31%
6	510	15.86%
7	1302	40.50%
8	742	23.08%
9	206	6.41%
10	52	1.62%
11	12	0.37%
12	2	0.06%
13	1	0.03%
		3215



The sales sample adequately represents the population.

Comparison of Dollars per Square Foot by Year Built

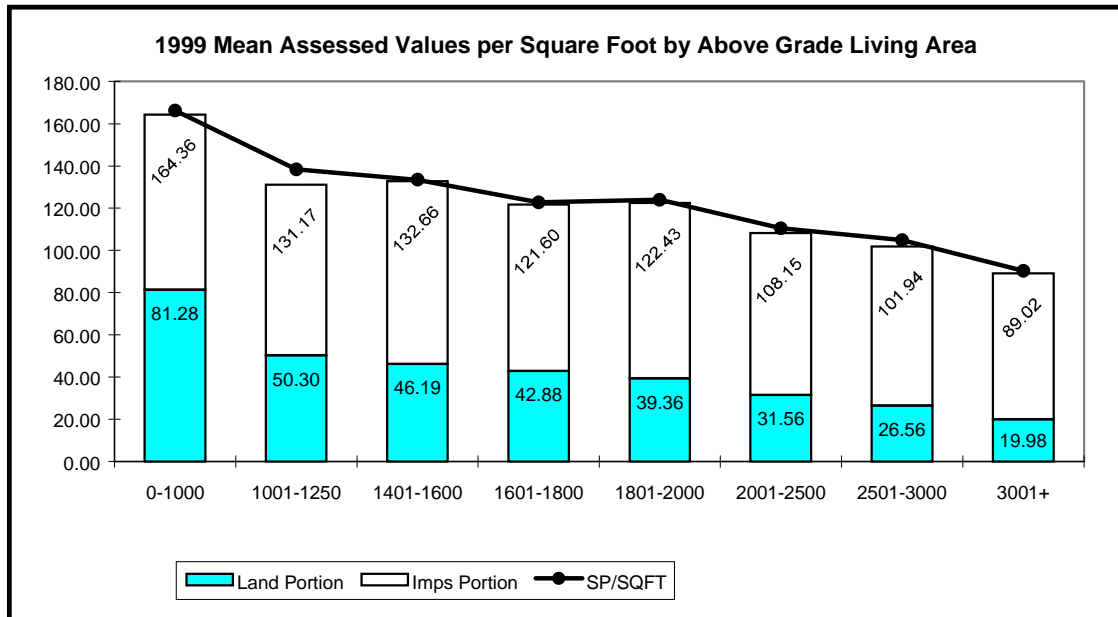
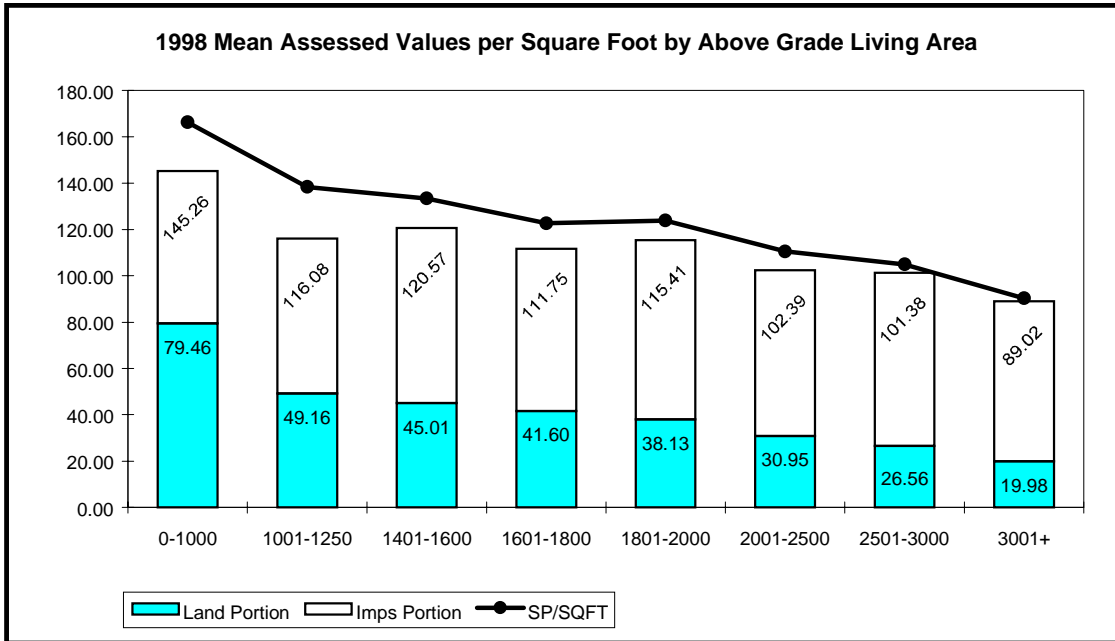


These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

There was a smaller representation of sales for homes built in 1960 or prior.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

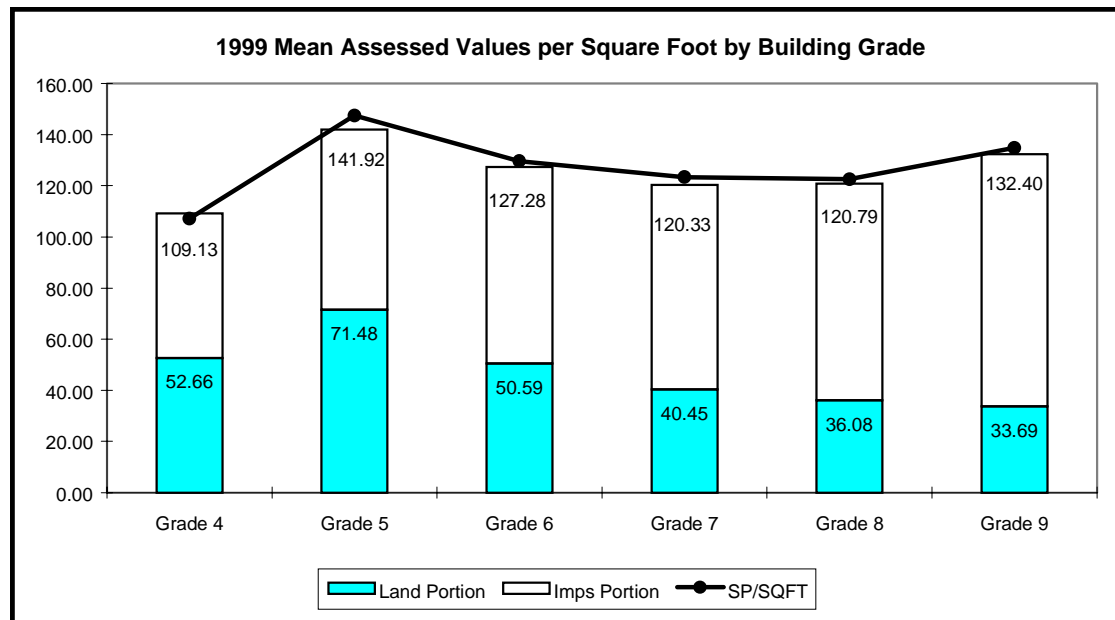
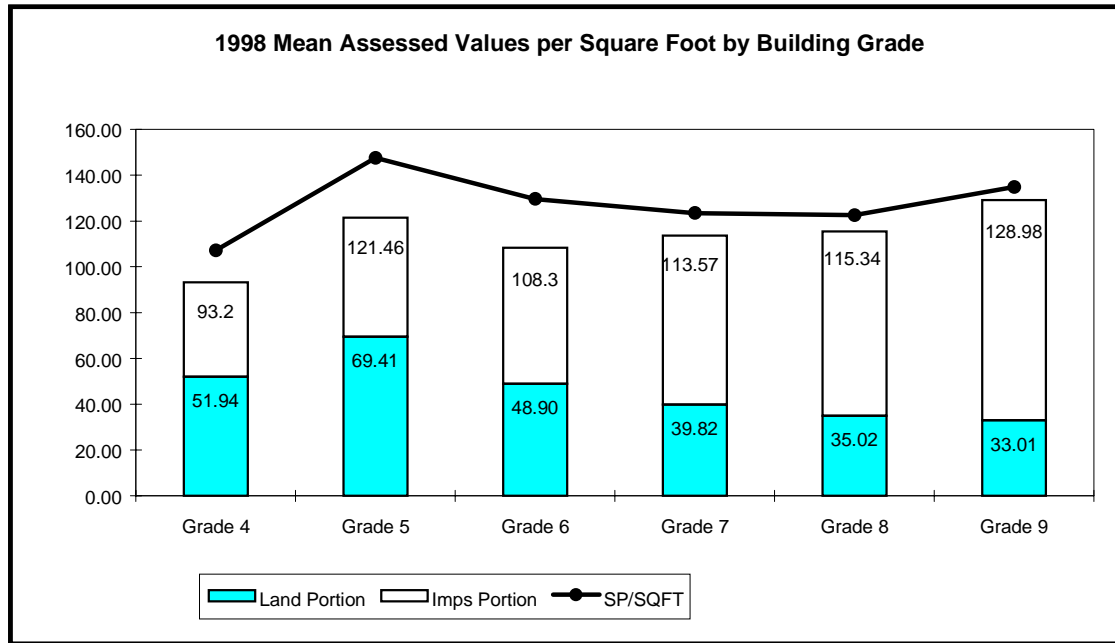
Comparison of Dollars Per Square Foot by Above Grade Living Area



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars Per Square Foot by Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.